



**City of Nashua**  
**Planning Department**  
229 Main Street  
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090  
WEB www.nashuanh.gov

**SPECIAL EXCEPTION APPLICATION (ZBA)**

**PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED**

**I. SPECIAL EXCEPTION INFORMATION**

1. ADDRESS OF REQUEST 12 Farmington Road

Zoning District R-9 Sheet A Lot 764

2. SPECIAL EXCEPTION(S) REQUESTED:

Remodel of a portion of an existing finished basement space into an ADU.

**II. GENERAL INFORMATION**

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name) Tracy Turmelle

Applicant's signature Tracy Turmelle Date 2/7/2022

Applicant's address 12 Murphy Drive Nashua, NH 03062

Telephone number H: 603-880-3761 C: 603-714-6147 E-mail: tturmelle@gmroth.com

2. **PROPERTY OWNER (Print Name):** William Cronin and Kathryn Krustapentus

\*Owner's signature K. Krustapentus Date 2/7/2022

Owner's address 12 Farmington Road Nashua, NH 03060

Telephone number H:                      C:                      E-mail: kathryn.krustapentus@gmail.com

**\*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).**

**OFFICE USE ONLY**

Date Received 2/7/22

Date of hearing 3/8/22

Application checked for completeness: CF

A# 22-00260

Board Action                     

\$            application fee ☐

Date Paid                      Receipt #                     

\$            signage fee ☐

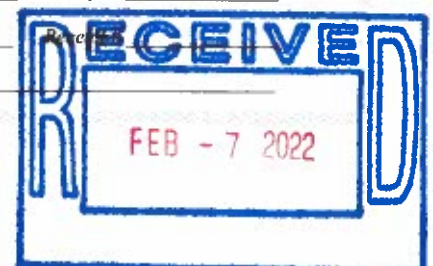
Date Paid                      Receipt #                     

\$            certified mailing fee ☐

Date Paid                      Receipt #                     

Land Use Code Section(s) Requesting Special Exception From: 190-15, Table 15-1

(#3)



**III. PURPOSE OF REQUEST**

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

1. Describe the nature of your proposal. Please be specific.

Remodel of a portion of an existing finished basement space into an ADU.

2. Does your proposal involve the physical construction or expansion of a structure? Yes ☐ No ☒  
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes ☐ No ☒  
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

4. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

There would be no effect since there are 4 parking spaces available to support 3 vehicles.

5. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

Virtually all changes for the ADU will be on the interior. A new window will be installed on the rear of the residence which will not be visible to the neighbors.

## IV. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

1. Total number of employees  Number of employees per shift
2. Hours and days of operation
3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors
4. Number of daily and weekly commercial deliveries to the premises
5. Number of parking spaces available

6. Describe your general business operations:

Private residence

7. Describe any proposed site renovations including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

None

*I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.*

  
\_\_\_\_\_  
Signature of Applicant

Print Name

  
\_\_\_\_\_  
Date

Date



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**Planning Department**  
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Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090  
WEB [www.nashuanh.gov](http://www.nashuanh.gov)

**VARIANCE APPLICATION (ZBA)**

**PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED**

**I. VARIANCE INFORMATION**

1. ADDRESS OF REQUEST 12 Farmington Road

Zoning District R-9 Sheet A Lot 764

2. VARIANCE(S) REQUESTED:

Approval to renovate a portion of a finished basement into a 778 sf ADU when 750 sf is allowed.

**II. GENERAL INFORMATION**

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): Tracy Turmelle

Applicant's signature [Signature] Date 2/7/2022

Applicant's address 12 Murphy Drive Nashua, NH 03062

Telephone number H: 603-880-3761 C: 603-714-6147 E-mail: tturmelle@gmroth.com

2. **PROPERTY OWNER (Print Name):** William Cronin and Kathryn Krustapentus

\*Owner's signature [Signature] Date 2/7/2022

Owner's address 12 Farmington Road Nashua, NH 03060

Telephone number H:                      C:                      E-mail: kathryn.krustapentus@gmail.com

**\*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).**

**OFFICE USE ONLY**

Date Received                      Date of hearing                     

Application checked for completeness: CF

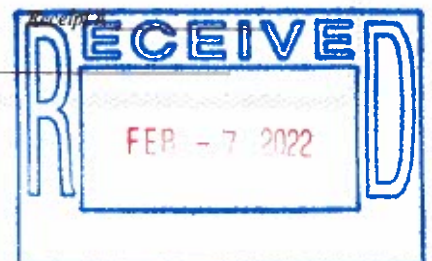
A#                      Board Action                     

\$            application fee ☐ Date Paid                      Receipt #                     

\$            signage fee ☐ Date Paid                      Receipt #                     

\$            certified mailing fee ☐ Date Paid                      Receipt #                     

Land Use Code Section(s) Requesting Variances From: 190-32(B)(1)



**III. PURPOSE OF REQUEST**

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Granting of the requested variance will not be contrary to the public interest, because the renovation will not conflict the purpose of the ordinance and it will not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure public rights. The remodel will be interior with the exception of a new egress window on the rear of the residence - not visible to the neighbors.

2. **The proposed use will observe the spirit of the ordinance**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The remodel does not utilize all the space available in the basement. The proposed space is layed out as a result of the existing. The square footage overage is a result of creating a new hallway to an existing bathroom. The alternative would be to create an new bathroom and cut the floor slab to connect the all the new plumbing. That would have pushed the budget beyond acceptibility.

3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

The ADU will allow their parents to have a comfortable living space and stay connected with their family. It is set up to be handicap accessible in the furure. There will be no impact to the general public.

4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Elements of the remodel will be to interior space and won't impact surrounding properties.

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship,** because: (The applicant must establish that because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

The square footage overage is a result of connecting the ADU to an existing bathroom thereby avoiding unnecessary construction.

#### IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees  Number of employees per shift   
 b. Hours and days of operation   
 c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors   
 d. Number of daily and weekly commercial deliveries to the premises   
 e. Number of parking spaces available   
 f. Describe your general business operations:

Private residence

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

None

*I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.*



Signature of Applicant

2-7-2022

Date

Tracy Turmelle

Print Name

2/7/2022

Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

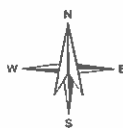
☐ I will pick it up at City Hall

☒ Please email it to me at

☐ Please mail it to me at

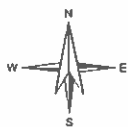


# 12 Farmington Road





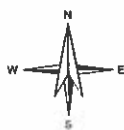
## 12 Farmington Road







## 12 Farmington Road



0 75 150 300 Feet



# Design Plans

William Cronin and Kate Krustapentus

12 Farmington Road

Nashua, New Hampshire 03060

31 January 2022

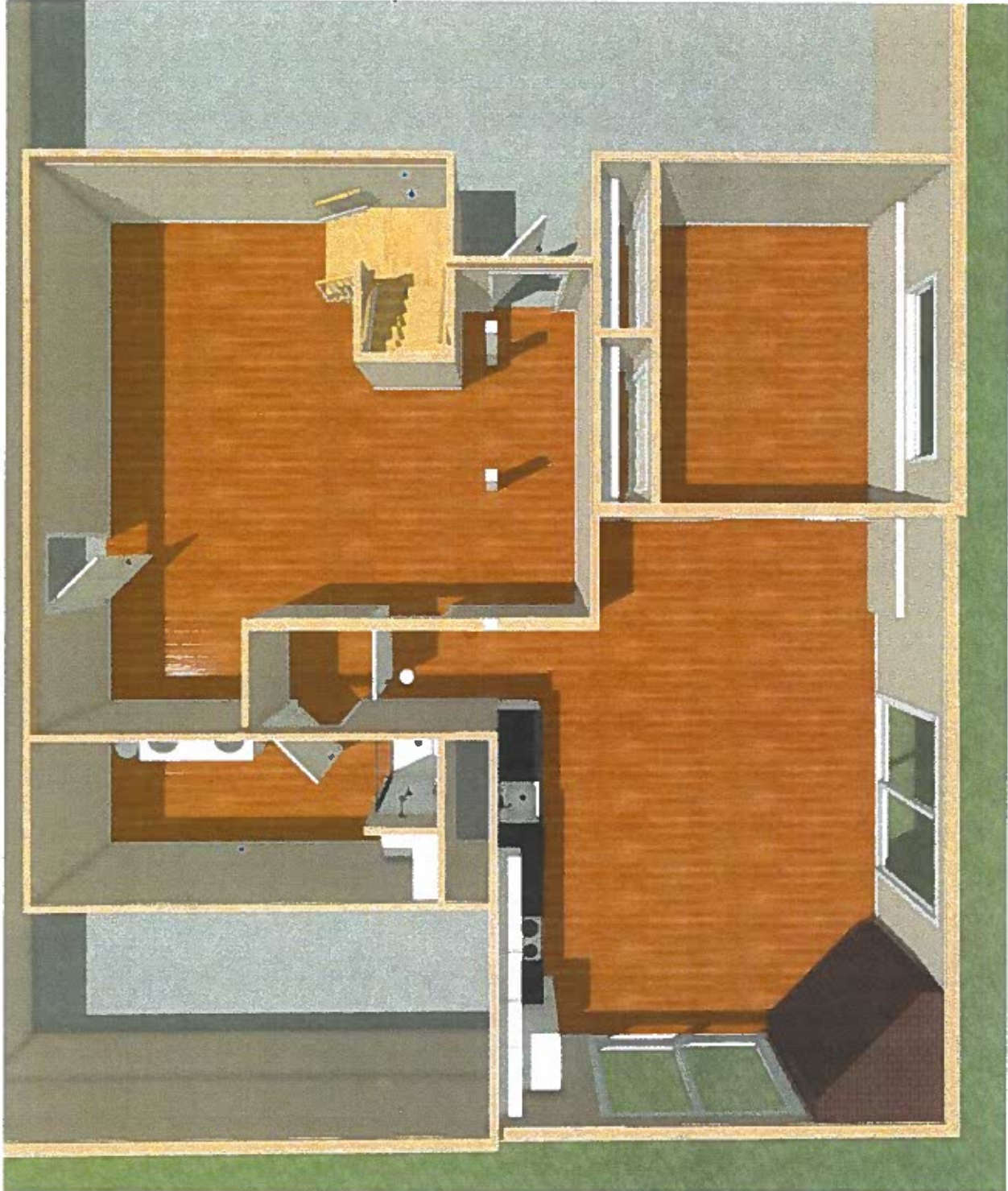


DESIGN REMODELING

*Dreams Delivered.*

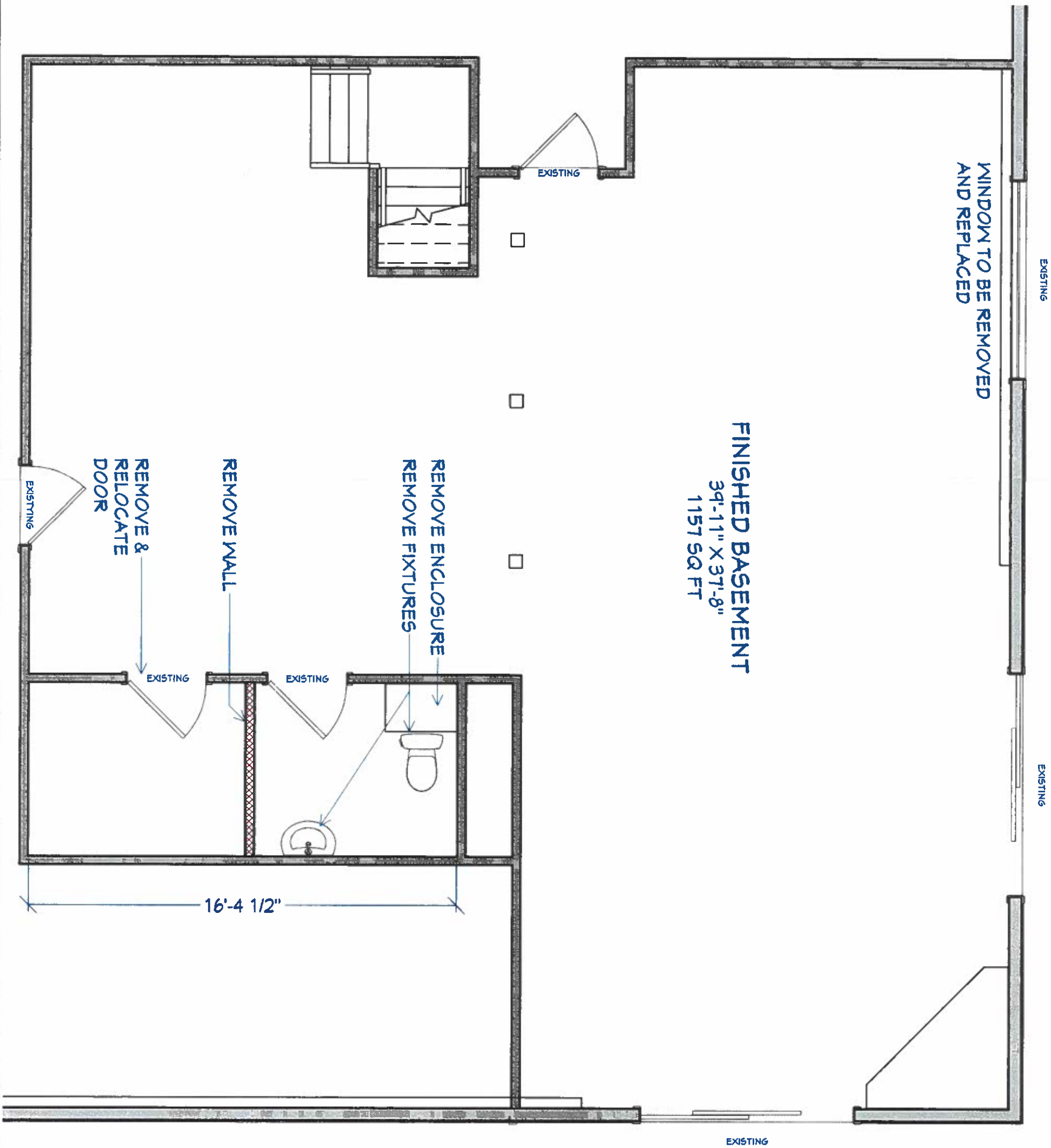
DRAWING LIST

- |    |                      |
|----|----------------------|
| A1 | AS-BUILT / DEMO PLAN |
| A2 | PROPOSED FLOOR PLAN  |
| A3 | KITCHEN & BATH PLAN  |
| A4 | KITCHEN PERSPECTIVE  |
| A5 | BATH ELEVATION       |
| A6 | BATH PERSPECTIVE     |
| E1 | ELECTRICAL PLAN      |



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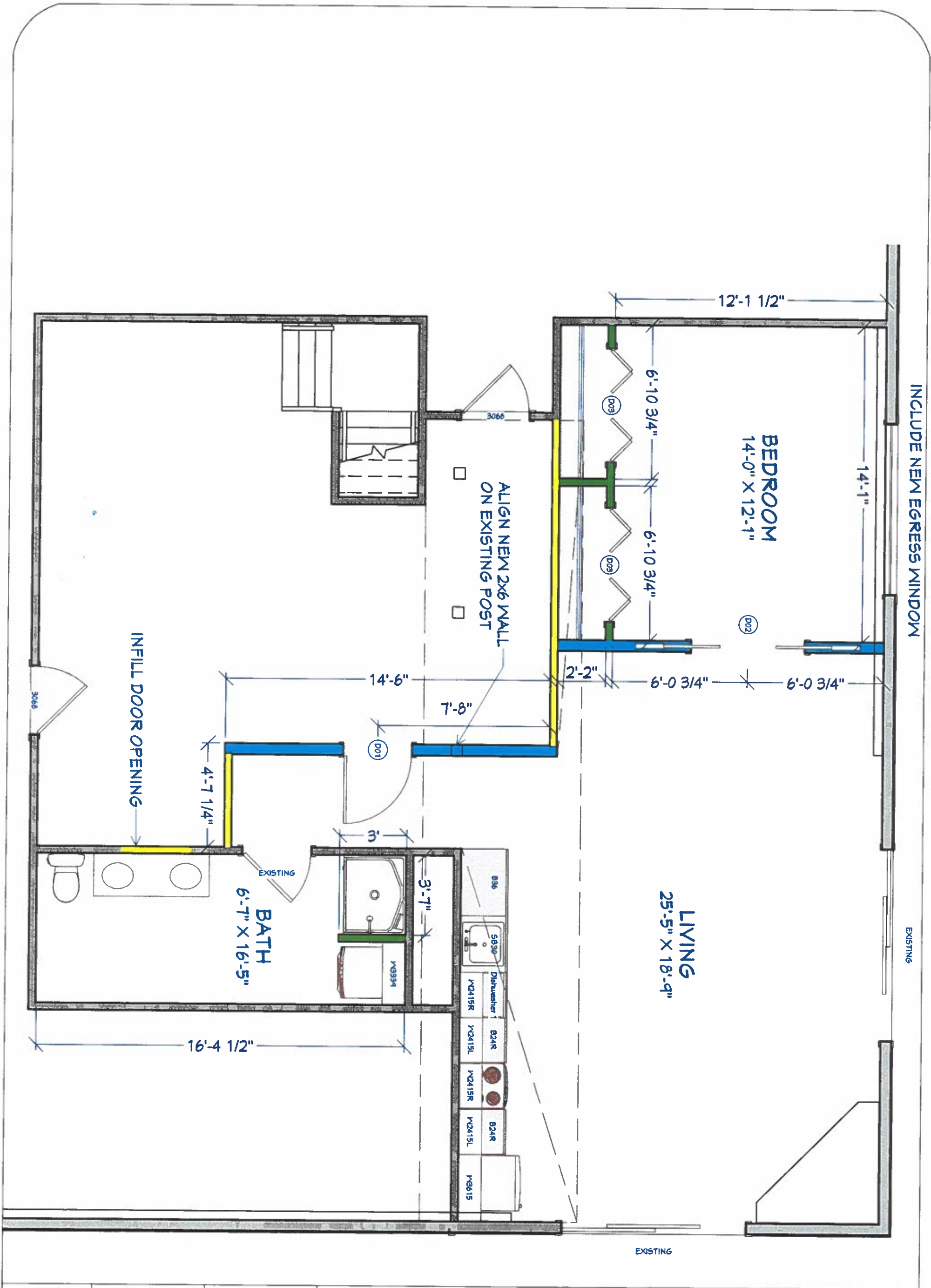
FINISHED BASEMENT  
39'-11" X 37'-8"  
1157 SQ FT

A1	SHEET NO.	REVISIONS	JOB NO.	CLIENT: Cronin-Krustapentus Basement 12 Farmington Road Nashua, New Hampshire 03060
			DATE: 1/31/2022	SHEET TITLE: AS-BUILT / DEMO PLAN
			DRAWN BY: TJT	
			SCALE: 1/4" = 1'-0"	

G.M. Roth

DESIGN REMODELING

Dreams Delivered.



A2	REVISIONS		JOB NO:	CLIENT: Cronin-Krustapentus Basement 12 Farmington Road Nashua, New Hampshire 03060
			DATE: 1/31/2022	
			DRAWN BY: TJT	
			SCALE: 1/4" = 1'-0"	
SHEET NO:				SHEET TITLE: PROPOSED FLOOR PLAN
G.M. Roth DESIGN REMODELING Dreams Delivered.				







A4

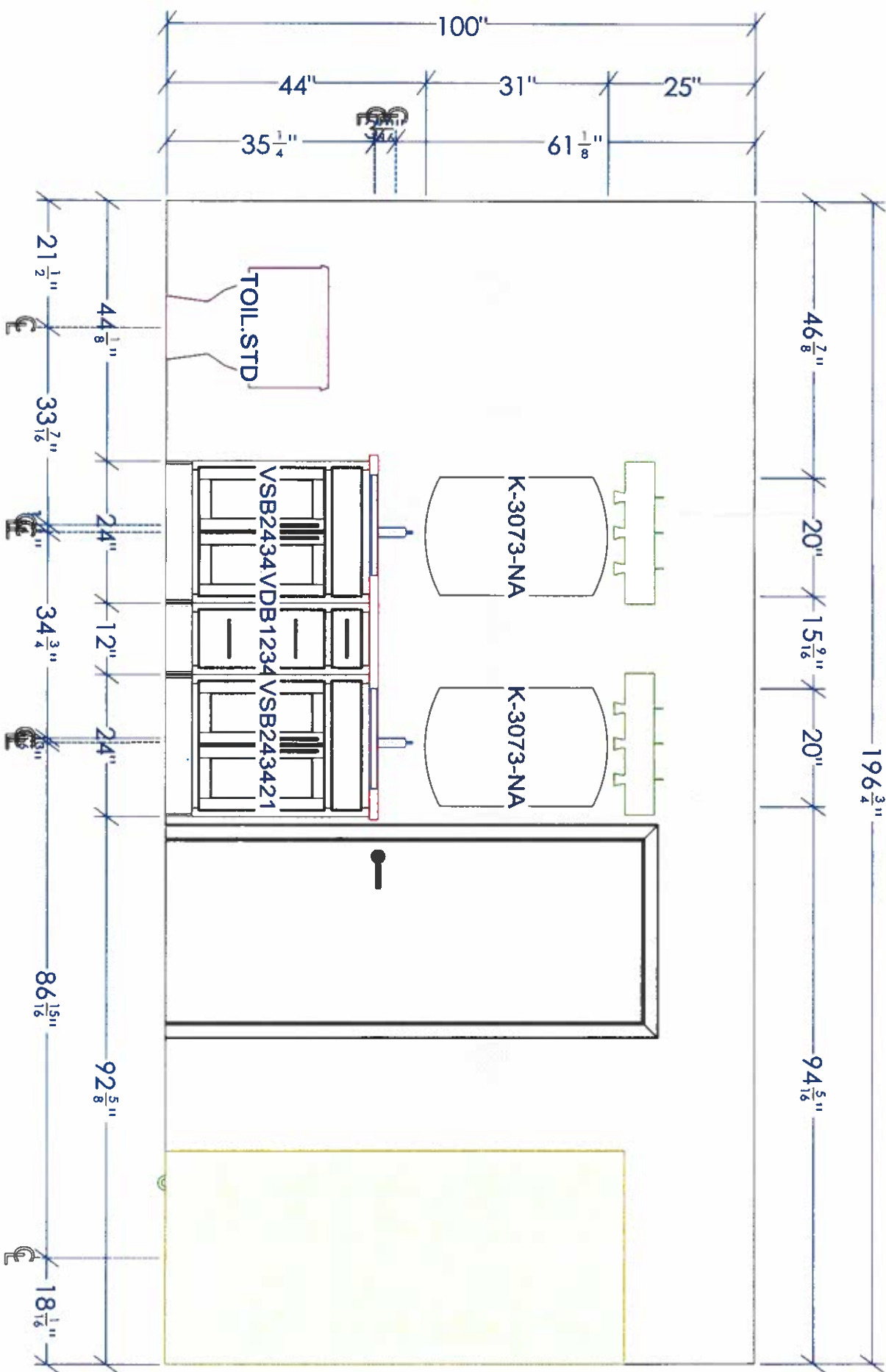
SHEET NO:

REVISIONS		JOB NO:
		DATE: 1/31/2022
		DRAWN BY: TJT
		SCALE: NTS

CLIENT:	Cronin-Krustapentus Basement 12 Farmington Road Nashua, New Hampshire 03060
SHEET TITLE:	KITCHEN PERSPECTIVE

**G.M. Roth**  
DESIGN REMODELING  
*Dreams Delivered.*





SHEET NO:

REVISIONS

JOB NO:

DATE: 1/31/2022

DRAWN BY: TJT

SCALE: 1/2" = 1'-0"

CLIENT:

Cronin-Krustapentus Basement  
12 Farmington Road  
Nashua, New Hampshire 03060

SHEET TITLE:

BATH ELEVATION

**G.M. Roth**

DESIGN REMODELING  
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A5



A6

SHEET NO:

REVISIONS

JOB NO:

CLIENT:

Cronin-Krustapentus Basement  
12 Farmington Road  
Nashua, New Hampshire 03060

DATE: 1/31/2022

SHEET TITLE:

BATH PERSPECTIVE

DRAWN BY: TJT

SCALE: NTS

**G.M. Roth**

DESIGN REMODELING  
*Dreams Delivered.*





CLIENT: Cronin-Krustapentus Basement  
12 Farmington Road  
Nashua, New Hampshire 03060

SHEET TITLE:  
**ELECTRICAL PLAN**

**G.M. Roth**  
DESIGN REMODELING  
*Dreams Delivered.*